



**Churchill Avenue, Off York Road Doncaster**



**welcome to**

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Situated in this popular location is this three bedroom semi detached property offers spacious living accommodation throughout with a bay fronted lounge, master bedroom and an ample driveway for off road parking, Available with no onward chain!



### **Entrance Hall**

Accessed through a front facing exterior door. There is a central heating radiator, a useful storage cupboard and stairs which rise to the first floor landing.

### **Lounge**

13' 5" x 12' ( 4.09m x 3.66m )

With a front facing bay double glazed window, a central heating radiator and a feature fireplace as the focal point of the room.

### **Kitchen**

11' 2" max x 7' 4" ( 3.40m max x 2.24m )

Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a gas cooker point and space for a fridge. There is a pantry, a rear facing double glazed window and a side facing door.

### **Dining Room**

11' 2" x 10' 8" max ( 3.40m x 3.25m max )

With a rear facing double glazed window, a central heating radiator, coving to the ceiling and an electric feature fireplace as the focal point of the room.

### **First Floor Landing**

There is a side facing double glazed window and loft access.

### **Bedroom One**

13' 10" x 12' max ( 4.22m x 3.66m max )

A double room with a front facing bay double glazed window and a central heating radiator.

### **Bedroom Two**

11' 2" x 10' 1" max ( 3.40m x 3.07m max )

There is a rear facing double glazed window and a central heating radiator.

### **Bedroom Three**

8' 2" x 8' ( 2.49m x 2.44m )

There is a rear facing double glazed window, laminate flooring and a central heating radiator.

### **Bathroom**

Fitted with a WC, a wash hand basin and a panelled bath with shower over. There is a central heating radiator and a front facing obscure double glazed window.

### **Outside**

To the front of the property is a lawned garden area with a gated driveway to provide ample off road parking and in turn leads to the garage, To the rear of the property is a mainly laid to lawn generous enclosed garden with a shed and an outbuilding ideal for garden storage.

### **Outbuilding**

There is the wall mounted boiler and plumbing for a washing machine.

### **Garage**

17' 11" x 8' 3" ( 5.46m x 2.51m )

With an up and over door.



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## Churchill Avenue, Off York Road Doncaster

- THREE BEDROOM SEMI DETACHED PROPERTY
- IDEAL FOR A YOUNG/GROWING FAMILY
- REAR ASPECT KITCHEN AND DINING ROOM
- BATHROOM
- GENEROUS FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: D

guide price

**£155,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR122927 - 0006

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